

Newark Housing Authority Miss

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*"Building Quality In Housing Through Partnership"*



## DEDICATION CEREMONY

\* \* \* \* \*

*Oscar E. Miles Village*  
*August 23, 1995, 10:00 A.M.*

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### *Master of Ceremonies*

Harold Lucas, *NHA Executive Director*

### *National Anthem*

### *Invocation*

Reverend Dr. David Jefferson, Sr., *Pastor*  
*Metropolitan Baptist Church, Newark, NJ*

### *Musical Presentation*

NHA Voices of Hope Mass Choir

### *Remarks*

Rolando Velazquez, *Chairman, NHA Board of Commissioners*  
Federal & State Officials  
Newark Municipal Council  
Newark Tenants Council, Inc.  
Honorable Sharpe James, *Mayor, City of Newark*  
Harold Lucas

*Dedication of Oscar E. Miles Community Center*  
by Scudder Homes Tenants Association

### *Benediction*

\*\*\* Lunch will be served immediately following ceremony in Community Room \*\*\*

*"Building Quality in Housing Through Partnership"*

***Newark Housing Authority  
Board of Commissioners***

Rolando Velazquez, *Chairman*  
Doris McCray-Crank, *Vice Chairwoman*  
Terry L. Pringle, *Treasurer*

Gloria L. Cartwright      Ida Clark  
Lynell Robinson      Zinnerford Smith

Harold Lucas, *Executive Director*

***City of Newark  
Sharpe James, Mayor***

***Newark Municipal Council  
Donald Bradley, President***

George Branch	Anthony Carrino
Mildred Crump	Henry Martinez
Luis Quintana	Ronald L. Rice
Donald Tucker	



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LYNELL ROBINSON

ZINNERFORD SMITH

HAROLD LUCAS  
Executive Director

**For Release On or After August 23, 1995**

Contact: Harry Robinson 430-2212  
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**Renamed Oscar E. Miles Village**

**NHA DEDICATES NEW TOWNHOUSES AT OLD SCUDDER HOMES SITE**

NEWARK, August 23 -- The Executive Director of the Newark Housing Authority, (NHA) Harold Lucas, in a dedication today of 199 new townhouses said, "A dream deferred is now a dream come true for the residents of the old Scudder Homes," and announced that the new homes would be renamed in honor of a former tenant president of the complex.

Addressing a gathering of 200 dignitaries and residents, Lucas said that the 150 townhouses on the site where four 13-story high-rises were imploded in 1987, would be named the Oscar E. Miles Village to commemorate the legacy of the former tenant president of Scudder Homes.

"Oscar E. Miles was a visionary and an early proponent of demolishing high-rise projects and replacing them with low-rise, less dense units," said Lucas. "He was a tireless worker on behalf of public housing residents and we are happy that we helped bring his dream to fruition."

The NHA Director also noted the cooperative spirit of the Scudder residents.

"They have had the patience of Job. They have persevered through delays caused by litigation, Mother Nature and other unforeseen hazards.

"The residents' dream of new townhouses may have been deferred, but as we stand here today, you can see that it is now a dream come true," Lucas said.

"It was less than 18 months ago that we had a construction start ceremony here on this then empty site, and I compared us to the mythical Egyptian bird -- the Phoenix -- which after consuming itself by fire rose renewed from its ashes.

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## NHA DEDICATES NEW TOWNHOUSES

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"These 150 lovely townhouses here and the 49 others in the east ward of the city which comprise this particular development are indicative of the NHA's extraordinary new construction program over the past two and one-half years."

He also pointed out that the dedication and occupancy of these 199 new units increases the number of completed townhouses to 659, adding that another 290 units are about to be constructed.

Mr. Lucas expressed special gratitude to the Mayor's Office and the Department of Development of the City of Newark.

"Without the outstanding cooperation of the Mayor and his staff as well as the Department of Development whose knowledge and understanding of our complex needs is critically important, we would not have been able to expedite construction so rapidly.

"Consequently, we are on schedule in our mandate to build 1,777 new units," added Lucas, "and we are very proud of what we have accomplished in a very short span of time."

The Bellmead/Newark Development Corporation of Roseland, NJ was the developer of the \$20.2 million project.



## **PROGRAM**

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**NJ2-41**

***Construction Start Ceremony***  
***April 27, 1994, 10:00 A.M.***

***Master of Ceremonies***  
***Harold Lucas, NHA Executive Director***

***National Anthem***

***Invocation***  
***Reverend Edward B. Smart, Jr.***  
***Israel Memorial AME Church, Newark, NJ***

***Remarks***  
***Gloria L. Cartwright, Chairperson, NHA Board of Commissioners***  
***Federal Officials***  
***State Officials***  
***Local Officials***  
***Newark Municipal Council***  
***Honorable Sharpe James, Mayor, City of Newark***

***Closing Remarks***  
***Harold Lucas, NHA Executive Director***

***Building Quality in Housing Through Partnership***

***Newark Housing Authority  
Board of Commissioners***

Gloria L. Cartwright, *Chairperson*  
Wilnora Holman, *Vice Chairperson*  
Doris McCray-Crank, *Treasurer*

Terry L. Pringle      Lynell Robinson  
Zinnerford Smith      Rolando Velazquez

Harold Lucas, *Executive Director*

***City of Newark***  
Sharpe James, *Mayor*

***Newark Municipal Council***  
Gary S. Harris, *President*

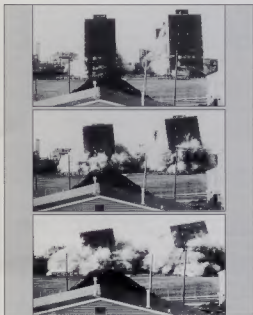
Donald Bradley      George Branch  
Anthony Carrino      Ralph T. Grant, Jr.  
Henry Martinez      Ronald L. Rice  
Donald Tucker



# NEWSLETTER

"Building Quality in Housing Through Partnership"

## DOWN WITH THE OLD...UP WITH THE NEW



When daylight savings time occurred on April 2, the Newark Housing Authority (NHA) also advanced another step forward by razing two high-rise buildings at Columbus Homes. The momentous occasion, which marked Phase II of the demolition project at the complex, will serve as the springboard for replacing the high-rise buildings with safe, decent and desirable housing for Newark residents.

At the pre-implosion ceremony where hundreds of city and federal officials, business persons and members of the community gathered, NHA Executive Director Harold Lucas described the demolition of Christopher Columbus Homes as the penultimate step to erecting new townhouses on the site.



Braving frigid temperatures and the slush of a February snow, local and federal officials, Newark Housing Authority (NHA) residents, and representatives from the business community joined the NHA to mark the completion and occupancy of 124 new townhouses in Newark's Central Ward.

This occasion represents "another milestone" in the agency's commitment to build 1,777 new housing units and "continue the renaissance of the city of Newark," NHA Executive Director Harold Lucas told those assembled for the ceremony at Irvine Turner Boulevard and Court Street. "It was only two years ago amid the snow and ice of March that we began construction of these 124 units here in the Central Ward."

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## From the Executive Director



Three years ago when I became Executive Director of the Newark Housing Authority (NHA), we were beset with all manner of cynicism, particularly as it related to the maintenance/rehabilitation of long-neglected family high-rise buildings.

Faced with a "one-for-one" replacement federal law and the glaring fact that albeit promised, no new townhouse construction had yet been built, we moved expeditiously (some have called it "miraculously") to get the new construction program fast-forwarded. If past history was to be the barometer, skepticism still existed.

However, the NHA has developed 1,000 new townhouses in the last two and one-half years; townhouses that have enhanced the housing in their respective neighborhoods; townhouses that are designed and built right and with the right densities; townhouses that have enhanced the quality of life for residents; townhouses that have become the most desired housing in the agency; if not the city; townhouses that have generated great public inquiry as to how to purchase them; townhouses that are changing the face of public housing in Newark. Nearly 700 have been occupied with the remainder under construction.

The Newark experience has had a profound national impact regarding the future of high-rise public housing.

In December 1993, HUD Secretary Henry Cisneros and 15 of his senior staff members visited Newark and our Archbishop Walsh Homes to announce a \$50 million HOPE VI grant to the NHA to renovate Walsh Homes.

In late October 1994, Senator Frank Lautenberg, Congressmen Donald Payne and Robert Menendez came to the NHA headquarters to "sign" the HOPE VI contract.

Between the Cisneros and Lautenberg visits, the NHA razed four buildings at the high-rise Columbus Homes and the residents of Walsh Homes pressed the NHA

administration to seek a modification in the HOPE VI grant to allow for demolition and new townhouse construction.

And most significantly, during those intervening months HUD leadership came to the conclusion that low-density units are a more desirable alternative to the tall high-rises which have been breeding grounds for drugs, crime and violence.

Secretary Cisneros, in a 1994 report to the Senate Appropriations Committee, said high-rise projects "cannot be adjusted to the pathologies festering there — drugs, guns, unemployment and family disintegration. They cannot be prevented from being sales outlets for drugs. They cannot be secured against assault weapons."

Obviously there now appears to be a realization that townhouse units are safer to live in than large elevator buildings, cheaper and easier to maintain and most importantly offer a feeling of home and community, something frequently lacking in high-rise structures.

The NHA has perhaps the foremost new construction program among public housing authorities in the nation. We have become the model for other housing authorities around the country and our new housing is used by HUD officials in their presentations to Congress as the example of what public housing can and should be.

The staff of the NHA's Family Services Unit is working with residents and the Newark Tenants Council, Inc. to provide orientation programs on the new units, to restore that sense of responsibility and community that once existed throughout the Authority and to eradicate any remaining cynicism.

Therefore, it is incumbent on our residents who occupy the units to properly maintain their new homes if we are to effectively change the face and the perception of public housing not just here in Newark, but across the nation.

## First Latino in History of NHA Board Elected To Top Post

Rolando Velazquez has become the first Latino Chairman of the Board of Commissioners of the Housing Authority of the City of Newark (NHA). He was elected by the seven member board at its recent reorganization meeting.

Velazquez, who is a principal investigator for the Essex County Public Defender's Office, has served on the NHA board since December 1990, and was vice chairperson of the board prior to his election. He succeeds Gloria L. Cartwright, who remains a commissioner, in the leadership role.

"This is a proud moment in the history of the NHA," noted Harold Lucas, executive director of the Authority. "Commissioner Velazquez has served this Board and Authority with distinction and we look forward to working closely with him in his new position."



The Latino community represents approximately 26 percent or 72,000 of Newark's population, and is 14 percent of the public housing community.

A native of Puerto Rico, Commissioner Velazquez served three years in the U.S. Army before embarking on a career that has enabled him to work with students and young people.

"I enjoy working with young people on programs that are aimed at bringing together our youth in positive academic and cultural endeavors," he said. "As special assistant to the vice president for Student Affairs at Essex County College, I really enjoyed working with students from 42 countries and serving as the advisor to Latino students and others on student life."

Commissioner Velazquez is an alumnus of Essex County College and earned his B.A. from Shaw University, Raleigh, NC. He served on the board of the Greater Newark Urban Coalition for 10 years and prior to joining the New Jersey State Public Defender's Office, he was manager, Office of Board Affairs for the Newark Board of Education.

He and his wife, Maria, have two children, Richard, 7, and Gabriel, 11, and he has two children from a previous marriage, Theresa and Rolando, Jr.

## NHA/AME Church Dedicate Health Awareness Center

**T**his past March, approximately 400 persons representing the Newark Housing Authority (NHA) and the 1st Episcopal District of the African Methodist Episcopal Church (AME) gathered at the NHA's Kretschmer Homes complex to dedicate the opening of a new NHA/AME Health Awareness Center.

"This joint effort between the Housing Authority and the AME church to focus health education on our residents and the community at-large is rather unique," explained NHA Commissioner Gloria L. Cartwright.

"It is an outgrowth of the NHA's Clergy Committee whose pastors and church members 'adopt' our

complexes and volunteer their time to work with our residents, especially the young people," she added.

The center will contain classrooms, nutrition labs with kitchens, offices and a small conference room. Philip R. Cousin, presiding Bishop of the 1st Episcopal District, and M. Joan Cousin, Episcopal supervisor of the District, cited their church's "extensive concern" about pressing health problems as a need to reach out to the community to press for increased health awareness.

"We are eternally grateful to the Newark Housing Authority and its Executive Director, Harold Lucas, for working with us to bring this partnership on health awareness to



NHA Executive Director Harold Lucas (left to right), Bishop Philip R. Cousin, his wife, M. Joan Cousin, of the First Episcopal District of the AME Church, their grandson David Cousin, Jr. and Commissioner Gloria Cartwright participate in the dedication ceremony for the NHA/AME Health Awareness Center.

fruition," said Bishop Cousin.

Mr. Lucas called the volunteer effort by the AME church group a

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## Executive Director Receives Distinguished Award

Recently, Newark Housing Authority (NHA) Executive Director Harold Lucas was presented with the "Good Scout Award" from the Boy Scouts of America, Essex Council, at an annual dinner held in Newark.

Mr. Lucas was selected to receive the award based on his efforts to "exemplify the ideals of the Boy Scouts of America and his outstanding community service as well as the respect and esteem he enjoys among his peers and colleagues." The distinguished award was presented by James Parrillo, of the NHA's Public Relations Department.

For many years the NHA has been an enthusiastic supporter and sponsor of the Boy Scouts of America, Essex Council, which has several cub scouts and troops based at NHA complexes. In his remarks to the more than 200 representatives from the business and educational community,



Mr. Lucas (in left photo), displays his award with Cub Scout Johan F. Spencer. Mr. Lucas (in right photo), and Newark Deputy Mayor Ramona Santiago, who serves as chairperson of the Essex County Council of Boy Scouts, join Troop Leader Kenneth Durdan and several scouts from Troop #60 at the annual dinner.

Mr. Lucas characterized the NHA's relationship with the Boy Scouts of America as "perfect together."

While adding that he was "humbled to be here and receive this award," Mr. Lucas emphasized, "we all share the responsibility to help society. We should not become complacent because we are doing well, rather



we all must teach and continue to teach our young people who are our future.

"Help somebody be somebody," Mr. Lucas said. "When your young people become old enough, they should reach back and pass it on to those who can continue to make a difference."

## NHA Conducts Townhouse Lottery

"It's like winning the \$10 million lottery," is how Bonnie Ealy, a long-time Newark Housing Authority (NHA) resident described it when she learned of her selection for one of the NHA's townhouses.

Ms. Ealy, along with 1,058 other residents, became "winners" when the NHA conducted a "lottery" this past January to determine which NHA residents will be provided transfers to newly-constructed townhouses. The townhouse lottery system, also known as the Random Selection Program, was conceived by NHA Executive Director Harold Lucas as "the fairest way" to resolve the issue of tenant placement in the townhouses.

During the next few years, the NHA plans to build 1,777 new town-

houses scattered throughout the city of Newark. Construction began in October 1992, and in just two years 1,000 units have been developed and nearly 700 new units have been built. In the lottery system, 1,059 residents were selected from the NHA's 8,000 leaseholders for the two- to five-bedrooms units located throughout the city.

The remaining townhouses will be occupied by residents from the NHA's waiting list. Mr. Lucas said that to be eligible for the townhouse, leaseholders must have the appropriate family size for the townhouse, have demonstrated financial responsibility and be considered a resident in good standing. He also added that leaseholders are not eligible if they have occupied or have been assigned a townhouse constructed after December 1992.

The lottery, which randomly assigned a priority number to each leaseholder, was mutually agreed to by the NHA, the Department of Housing and Urban Development (HUD) and other interested parties and certified by an independent Electronic Data Processing Auditor, Frye, Williams & Co., PA. The auditors certified the selection process which included internal controls, the NHA's database and the programming logic. The program was developed by NHA programmers and management staff, using the NHA's rent collection database.

The hardware used by the NHA was a Compaq Deskpro XL, with a pentium 60-megahertz processor, while the software was developed using X-based Database technology with C language and CA Clipper.

## NHA Celebrates Completion And Occupancy Of 124 New Townhouses

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Designated as NJ2 39, the townhouses are located at three sites in the Central Ward, with the majority of units situated on Irvine Turner Boulevard, between West Kinney and Court Streets. Designed to blend in with the surrounding neighborhood, the units are two-to-three story buildings and consist of three, four and five-bedroom units, as well as nine duplex units for individuals with handicapping conditions. The developer for the project was DKM Building Enterprises of Lawrenceville, NJ.

In a letter to Mr. Lucas, Assistant Secretary Joseph Shuldin, U.S. Department of Housing and Urban Development, said, "Let me take this opportunity to congratulate you, your Board of Commissioners and staff for their efforts in this accomplishment."

Mr. Lucas noted the cooperation of the New Jersey Housing and Mortgage Finance Agency, which financed the \$11.2 million project, and the efforts of a special federal state and city task force in his remarks. "I don't know of another housing authority in the country that has had the extraordinary success we have had in such a short span of time in large measure because of the support and cooperation of the public and private sectors of the community," Mr. Lucas said. "We appreciate the efforts of everyone who helped us accomplish our mission."

"The completion and occupancy of these very desirable townhouses reflects how we are changing the face of public housing in Newark and how we are trying to make a difference in people's lives. These new housing units stand in stark contrast to the free-standing, brick high-rise buildings around us — housing that really belongs to an earlier era in our



*Executive Director Harold Lucas (left), NHA Commissioner Gloria Cartwright (second from left) and Robert Spencer, executive director of the Newark Tenants Council, Inc., are joined by Mary (center) and Georgia Jackson, public housing residents who recently moved into a new NHA townhouse.*

society," he added.

Also participating in the ceremony was Georgia Jackson, a former resident of the Scudder Homes complex who now lives in the new townhouse complex. Ms. Jackson said there is a vast difference between the two, even though the high rise complex from which she moved is just a few blocks away.

"I am glad for the opportunity to live in a quiet neighborhood," she said. "Sometimes you think you're in another neighborhood. You don't hear anybody's voice but your own."

"I thank God for putting me in a place where I can rest," said Pearl Cole, formerly of Hayes Homes and currently the tenant coordinator at the NJ2 39 townhouse complex. "I don't have anything to fuss at them (NHA) about anymore," she said. "They're doing everything they are supposed to do."

Senator Frank Lautenberg, who was represented by Lou Imhof, said in a letter to Mr. Lucas, "I want to take this opportunity to applaud the Newark Housing Authority on this much needed housing. Most spectacular is the fact that the housing authority is meeting its self prescribed goal in

completing almost 2,000 units."

In addition to Mr. Imhof, Anthony Cancro of the New Jersey Department of Community Affairs, and Rick Thigpen spoke on behalf of Governor Whitman and Congressman Donald Payne, respectively.

Also joining the NHA at the ceremony were Newark Mayor Sharpe James and several representatives from the City of Newark. NHA Commissioners Gloria Cartwright and Rolando Velazquez, Councilmen Ronald Rice, George Branch and Luis Quintana, Robert Spencer, Newark Tenants Council, Inc., Carol Graves, Essex County Register, Stuart Bressler, New Jersey Housing and Mortgage Finance Agency, John Ambrosio, DKM Building Enterprises, and James Cordingley, Council on Affordable Housing.

In addition, Clayton Boulevard and Emma Perry of Prudential Insurance Company, Pamea McCauley, representing Prosecutor Clifford Minor, Fleta Barnes, representing Henry Wilner of First Fidelity Bank, and Mike Petrie and Jim McCumsey of McCumsey and Petrie. Also, Helen Gomes, president of Scudder Homes Tenants Association, Golda Covington, president, Seth Boyden Terrace Tenants Association, and Reverend Charles Saunders of Metropolitan Baptist Church.



*Mr. Pearl Cole, a new townhouse resident, addresses the crowd at the dedication.*

## NHA Program Puts Families On Road To Brighter Future

**M**ore than 70 Newark Housing Authority (NHA) families who receive Section 8 rental assistance are participating in a new and unique arrangement that provides a variety of social services and a supportive network to help them achieve economic independence and a better way of life.

This new agreement is part of the Family Self-Sufficiency Program which was created in 1992 by the U.S. Department of Housing and Urban Development (HUD) to empower low-income families by helping them to address and implement their career goals. The NHA subsequently developed its FSS program, which is mandated by HUD for all public housing authorities (phas) which receive Section 8 assistance, and began recruiting families interested in improving their quality of life. Presently, the NHA's FSS program staff, which is comprised of Leah Jackson, coordinator, and Theresa Walker, case manager, is helping families to achieve a better standard of living.

According to Ms. Jackson, "Although participation is voluntary, participants who take part in the FSS Program must sign a five-year contract with the NHA." She added that the contract can be extended or terminated if there are special circumstances. Once the case manager determines what kind of services are needed, the clients complete a career assessment survey to help them define their career path, and the family and case manager develop a written plan that outlines short- and long-term goals and the steps to achieve them. "Under the contract, all family members who request assistance must attend either a job training or college degree program," said Ms. Jackson. Several clients have chosen to pursue fields in

nursing, medical assistant, home health care and secretarial, while others prefer accounting and education.

Also, clients are required to obtain and maintain employment in their area of study and remain off welfare assistance for at least one year before the end of the contract. Throughout the program they are counseled and monitored by their case manager to ensure that they have the proper resources and adhere to the program's requirements," she explained.

"The FSS staff tries to remove the obstacles that may prevent the family from becoming self-sufficient," added Ms. Jackson. Clients are faced with challenges that range from financial problems, health and psychological problems to substance abuse and child care. "When you eliminate these barriers, the family has a better chance of working itself out of poverty," Ms. Jackson said.

As an added incentive the NHA program offers a financial bonus to families that participate. "When the client's earned income increases, an amount based on the rent increase is credited to an escrow account," contin-

ued Ms. Jackson. "These monies are generally released to the clients after they successfully complete the program, although there are cases when money is provided to aid clients in meeting the terms of the contract."

The FSS's Minority Business Discount Program also helps clients to stay the course by allowing participants to receive several goods and services at a discount rate from minority businesses in the area.

"A lot of families want to participate but just need a little push and support," said Ms. Jackson. "They become very excited when they make progress."

By all estimates, the program has helped effect positive change among all the participants since its inception at the NHA two years ago. One salient example is found in the case of a participant who joined the program after experiencing the loss of her mother. She persevered and took full advantage of the program's resources and was recently graduated from Seton Hall University with a degree in business administration.



Theresa Walker, case manager, shares a light-hearted moment with Touanda Muhammad, a client who participates in NHA's Family Self-Sufficiency Program.

## Old and New

CONTINUED FROM PAGE 1

"The implosion is another manifestation of our commitment to change the face of public housing and build low-cost, quality housing in the city of Newark.

"We are convinced that our new replacement housing program will dramatically and positively affect the quality of life for our residents and play a vital role in the continuing renaissance of Newark."

Newark Mayor Sharpe James said, "What's bad does not have to stay up forever. If it's bad and not working, why not bring it down and give new hope and new opportunity."

"The demolition of buildings 3 and 4 means that we only have two more high-rise buildings and an administration unit to demolish before we transform the Columbus Homes site into about 300 beautiful new townhouses," observed Mr. Lucas. He said that he anticipates the remaining two buildings will be demolished by the end of the year.

Mr. Lucas also noted the stark contrast between Columbus Homes' 13-story buildings and the NHA's 74 new townhouses being built directly across from the demolition site.

"Our new townhouses have made us the housing of first—not last—resort in the city, and we are receiving numerous inquiries from a wide range of people of varying income levels asking if our units are for sale. It's gratifying to know that there is such great interest and appreciation for our gorgeous townhouses," said Mr. Lucas who became executive director of the NHA in March 1992.

Mayor James also remarked about the new housing adjacent to



*Mayor Sharpe James and a host of officials and well-wishers join the NHA for the implosion at Columbus Homes.*

the demolition site. "This is the change we're talking about. It's the rebirth of what once was a thriving community."

Columbus Homes, which was constructed in 1955, consisted of eight 13-story high rise buildings and an administration building. The NHA began closing buildings at the 1,556-unit complex in 1972 (buildings 4 and 5) and consolidating residents into the remaining buildings. In 1982, the NHA closed buildings 6 and 7, followed by building 8 in 1984, and buildings 1, 2 and 3 in 1990.

The implosion of the two 13-story high rise buildings involved 370,000 square feet. Approximately 600 pounds of explosive fitted into 2,000 holes was used to implode the buildings.

The demolition contractor was Mercer Wrecking Recycling Corp. of Trenton, NJ. Controlled Demolition, Inc. of Phoenix, Maryland handled the explosives and Professional Planning and Engineering Corporation of Morris Plains, NJ, provided the engineering consultation.

## Road to Brighter Future

Based on program reports, others are also achieving significant progress. Of the 70 families currently enrolled in the program, 27 percent are attending two- or four-year colleges. In addition, another 33 percent are preparing for the work force by participating in job training and remedial programs. Several have completed training programs and are either employed or seeking employment, while others are awaiting admission to college.

In addition, the NHA's program was recognized by HUD last year "for a job well done in the Family Self-Sufficiency Program." For her part, Ms. Jackson has served as a trainer to help other plus develop their respective programs.

The NHA's program demonstrates that providing families with a well-designed plan and assistance can translate into a hopeful future and a new reality for families with the desire to advance.



*During a segment of "NHA Update" the Newark Housing Authority cable television program, Leah Jackson (center, coordinator of the NHA's Family Self-Sufficiency (FSS) Program) and Executive Director Harold Lucas (right), discuss the benefits of the program with Robert Camarcho, an FSS program participant.*

## NHA BRIEFS

- ✓ The Newark Housing Authority (NHA) was recently awarded \$44 million by the U.S. Department of Housing & Urban Development (HUD) to perform modernization projects at several NHA complexes. In a related development, the NHA has been awarded a \$2.6 million drug elimination grant from HUD as part of its efforts to improve living conditions in public housing. Upon receiving notification of the award, NHA Executive Director Harold Lucas observed that "the NHA has made some inroads in reducing illegal



Newark Housing Authority (NHA) Commissioners (foreground, 2nd from left) Gloria L. Cartwright, Ida Clark and Rolando Velazquez and NHA Executive Director Harold Lucas (far left), accept a \$10,000 check from Pepsi-Cola at the NHA's Scholarship Banquet. The donation, presented by Richard Woods of Pepsi-Cola, will be used to help the NHA provide scholarship opportunities for high school seniors who live in NHA's complexes. Pepsi-Cola has donated funds for the last three years toward this effort.

drug activity at some of its complexes, coupled with our lease enforcement evictions through the courts." The funds will help the NHA continue to combat drug activity and will be used at Felix Fuld Court, New Horizons, and Pennington Court. Some of the improvements to be completed are exterior lighting and video monitoring networks in residential buildings, access-card entry systems for parking lots at housing complexes, photo identification cards for residents, tenant monitors and recreational, educational and cultural programs.

- ✓ A hearty congratulations is extended to all NHA employees who rose to the task again this year by generously donating \$23,000 during the 1994-95 Public Employee Charitable Campaign (PECC). In fact, the NHA, as in previous years, exceeded its established goal of \$18,000. A combined fundraising appeal conducted annually among county, municipal and school

employees in Essex and West Hudson Counties, the PECC gives employees the chance to provide financial support to various human service organizations and consequently better serve those in need of help. The NHA's in-house steering committee, which helped coordinate departmental efforts, was comprised of Gloria Currey-Williams, chairperson, Lucette Brown, Jackie Plummer, Pearl Upchurch, Jacqueline Nelson, Terry Meehan, Mariselis Palacios, Dashauna Coleman, Joyce Bailey, Inez Smith-Reeves, Yvonne Reynolds, Hector Lopez, Waheedah Ali, Gertrude Veal, Shalonda Robinson, Kareemah Rogers and Robin Bridges.

- ✓ Hats off to several Newark Housing Authority (NHA) employees who voluntarily enrolled in an eight week boiler operations and maintenance training program, sponsored by the NHA. The program, which also included a final examination, was administered by Bishop Moore, chief of boiler operations. In recognition of their achieving a passing score on the exam, NHA Executive Director Harold Lucas awarded the participants certificates. They were Kenneth Holloway, James Young, Howard Talmadge, Joseph Plaza, Tom Hardin, and Karriem Ali. Also, Timothy Watson, Larry Johnson, Tawana Johnson, Anthony Albert, David Hodge, Alex Shetsen, Luther Roberson, Maurice Simmons, Howard Mosely, Tom Mee, and Timothy Clark.
- ✓ The Newark Housing Authority extends best wishes for a healthy and enjoyable retirement to Tally Jacob, the NHA's program coordinator, who is retiring after 32 years of service. Best wishes for a happy retirement also go out to Jesse L. Jacob, chief housing inspector, Dorothy Simpson, former housing manager at Branch Brook Park Manor, and Bruno Saule, supervising carpenter, Department of Housing, Central Maintenance Division. Mr. Jacob, chief housing inspector, is retiring after 28 years of service. Ms. Simpson served the NHA for 37 years while Mr. Saule, a supervising carpenter, was an employee for 31 years.
- ✓ NHA Executive Director Harold Lucas was recently named to the Board of Trustees of the United Way of Essex and West Hudson Counties. During this year's annual Columbus Day Parade and Celebration scheduled for October, Mr. Lucas also will be awarded the highly coveted Christopher Columbus Medal from the Columbus Day Parade Committee and its Board of Trustees.



- ✓ The NHA honored Esther Estrella as its most recent honorary "Executive Director." Ms. Estrella received this designation for being chosen one of the top three contestants in the annual Citywide Senior Citizen Fashion and Cultural Extravaganza. The program, sponsored by the NHA and other city and community agencies, is aimed at saluting the achievements of senior citizens and giving them the opportunity to enjoy their golden years. Ms. Estrella has also joined the NHA's Voices of Hope Mass Choir. Joining NHA Executive Director Harold Lucas (2nd right) and Mrs. Estrella (far right) for the "swearing-in" ceremony are NHA Commissioners Rolando Velazquez, Zinnerford Smith and Gloria L. Cartwright.

633 644 > — Submitted by Sonji Hightower

- ✓ Besides making an outstanding presentation in the African Heritage Day Parade, the Newark Housing Authority entered its model townhouse replica in the city's Portuguese Day on June 11th. Similar in design to the NHA's new townhouses, the replica was a big hit, thanks to the painstaking work of NHA staff members who constructed it. The NHA extends a hearty thanks to all employees and residents who helped make the NHA's showing in the African American Heritage Day Parade and the Portuguese Day Parade successful.
- ✓ The Newark Housing Authority (NHA) produced four cable television interview programs recently, with the first two featuring the NHA's Family Self Sufficiency (FSS) Program and what impact the budget cuts proposed by Congress would have on the NHA's programs and activities for residents. Hosted by NHA Executive Director Harold Lucas, the first "Newark Housing Authority Update" show focused on the merits of the NHA's FSS Program with guests Leah Jackson, coordinator of the program, and Robert Camacho, a FSS client. The guests for the second program (below, 1. to 4.) were John Johnson, president of Local 617; Movena Ross, president of the Stella Wright Homes Tenants Association; and Walter Bateman, president, Baxter Elderly Tenants Association. The third program highlighted former Newark public housing residents who have become successful. The guests included Bob Lester, an educator and



basketball coach who lived in Baxter Terrace; Gloria Bryant, president of The Writing Company and a former resident of Pennington Court; and Stanley Terrell, an editorial writer with The Star-Ledger and a former resident of Terrell Homes. The final show featured NHA residents Elaine Hall, Pearl Cole and Helen Goines, who formerly

- ✓ Congratulations to Linda Hankerson, on her new addition and bundle of joy, Kristin; to Linda Miles on the birth of her new baby girl, Chelsea; to Robert Zhang on his new arrival Mathew; to Moolayil Samuel and his wife who are the proud parents of a new baby girl, Julia Ann; and to Frances Ramirez Clark and husband who are beaming over the arrival of Robert, Jr.
- ✓ Students who need financial assistance to pay for tuition expenses can obtain information on over 300 financial aid sources and over 500 contests. For information, send a self-addressed stamped envelope to: D.R.C., Student Reports, P.O. Box 2351, Homewood, IL 60430. Submitted by Sonji Hightower.
- ✓ Minority college students interested in pursuing medical degrees may apply for the honors pre-medical Academy, a six week summer program at Baylor College of Medicine and Rice University, both in Houston, TX. Participants must be black, Mexican American, Mainland Puerto Rican or a member of one of the indigenous American peoples. Additional information is available by calling 1 800

continued on page 10.





*Rose Pearson shares a special moment with NHA Commissioner Gloria L. Cartwright and Tamara Mitchell, a resident of Kretschmer Homes who received a scholarship at the awards program*

- ✓ Rose Pearson, coordinator of social services for the Newark Housing Authority, was recently honored for her distinguished community service at the "Unsung Heroines" awards luncheon, sponsored by the Mayor's Commission on the Status of Women. For many years Ms. Pearson has worked on behalf of Newark citizens to help improve their quality of life. Most recently, she was the catalyst for the development of a statewide telephone deposit waiver program announced recently by Bell Atlantic New Jersey and the state Division on Aging. The program essentially waives the \$100 telephone deposit fee to order telephone service and is restricted to seniors who live in subsidized housing.

*continued from page 9*

lived in NHA's high-rise complexes and currently live in the NHA's new townhouses. The half-hour programs are aired every Monday night at 10 p.m. on Cablevision's Channel 26.

- ✓ NHA residents are enjoying an increased level of security because of the newly-deployed mounted police patrols provided by the Newark Police Department. The patrol is a roundabout of the NHA's Wright Homes and Baxter Terrace complexes as part of the Department's effort to develop a closer relationship with the community.
- ✓ The NHA's operations are sound based on the results of several audits. In an Independent Public Audit,

*continued on page 11*

- ✓ The Parrish family joined thousands of youngsters from throughout the country for the White House's traditional Easter Egg Hunt this past April. Residents of the NHA's Kretschmer Homes, Ms. Parrish and her



three children—Tanisha, 11, Leah, 9, and James Anthony, 3—were selected in a lottery and notified of their winning the free trip to the nation's capital by NHA Executive Director Harold Lucas. The trip, including all expenses, was donated by Continental Airlines, a sponsor of the annual event. Taboos provided \$100 of new clothing to each child.

- ✓ NHA employees Salanuddin Ahmad (below left) and Ronnie Holmes, building maintenance workers, shown with Laverne Clifton, housing manager at Archbishop Walsh Homes, were recently commended by the NHA Board of Commissioners and staff for their courageous and humane efforts in helping to rescue a newborn baby from a trash receptacle at the complex. In recognition of their civic valor, Mr. Ahmad and Mr. Holmes received a certificate and a letter of commendation from Executive Director Harold Lucas.



*continued from page 10,*

which covered all of the NHA's financial and operational activities, the findings declined from a high of 26 in 1990 to only one in 1994. In addition, all findings have been closed with respect to the U.S. Department of Housing & Urban Development's Inspector General's Report, and the NHA achieved a "no findings" result in its Comprehensive Improvement Assessment Program Review.

- ✓ The NHA, in conjunction with Public Service Electric & Gas Company, sponsored a series of training workshops for residents of Scudder Homes who will be assigned to the NHA's new townhouses. During the second workshop, which was held at the NHA's Scudder Homes complex recently, residents learned about the budget plan and other programs available to Newark residents. The training was coordinated by the NHA's Family Services Division under the direction of Catherine Todd.

- ✓ The Newark Housing Authority (NHA) Foundation recently awarded scholarships to 13 students at its annual awards banquet held recently at Bethany Baptist Church. The Foundation, established by the NHA and the Newark Board of Education in 1988, is a non-profit corporation that provides assistance to deserving college-bound students who live in NHA complexes. This year's recipients were Central High School graduates Pamela Graham and Anthony Benjamin, scattered sites, and Stella Wright Homes residents Kimberly Arts High, Tameka Washington, Malcolm X Shabazz, Jameekah Perry, Malcolm X Shabazz, Rasinda Sadiq Williams, Newark Academy, Rosalyn Porter, West Kinney Alternative, Diana Pinder University High, and Shakeran Adams, Malcolm X Shabazz. Also, Audrey Bohler, Terrell Homes, Arts High, Tamar Michel, Serf Bowden Court, Malcolm X Shabazz, Shanteeka Croon, Hyatt Court, East Side, and Miranda Roberts, Brawley Court, Barringer High.

## NHA/AME Church Dedicate Health Awareness Center

*(continued from page 3)*

"harbinger of hope," and emphasized that the program could be a "model for other areas."

"We need to do all we can to reach and teach our young people and our adult residents about the need for good health habits and not exclusively focus on abusive health habits," Lucas said.

"We recognize that AIDS, for example, is high among women of child bearing age in the city, but cancer, heart disease, tuberculosis and a host of other maladies also have grave family implications," Mr. Lucas continued. "It is our hope that this new NHA/AME Health Center will be a step toward mitigating the health crisis."

Among the speakers at the dedication were Douglas Morgan,



*The NHA voices of Hope Mass Choir, led by James Young, Jr., provides an impressive performance at the event.*

Assistant Commissioner, New Jersey Department of Health, Rev. William Witley of St. James AME Church and Rev. John Ragin of St. Luke AME Church, representatives of Senators Bradley and Lautenberg, mayoral aide Calvin D. West, and Mary Rose and Regina Latimore of the Newark

Tenants Council, Inc.

Vocal entertainment was provided by the James C. White Manor Chorale, the NHA Voices of Hope Mass Choir and the Union Chapel Combined Choir.

In observance of Breast Awareness Month and to mark the first official program, the NHA, the First Episcopal District of the A.M.E. Church and Chi Eta Phi Sorority sponsored a breast self-examination program for women, 40 years of age and older this past April 14th. Health Awareness Center at the Kretschmer Homes complex. Residents learned important information about how they could reduce their risk factors, gained useful tips on breast self-examination and discussed their concerns with health care personnel.

## EMPLOYEES OF THE MONTH

**Karriem Ali**, the maintenance superintendent at Archbishop Walsh Homes, was designated Employee of the Month for August 1994. An NHA employee for nearly 27 years, Mr. Ali is responsible for supervising 14 employees and insuring that Walsh Homes is kept clean and safe, the boiler room runs properly and residents receive the proper services.



"Everyday is a challenge" working at Walsh, said Mr. Ali, who said that he brings a "love of people, perseverance, kindness and humility" to his job. "Dealing with the tenants is what I love most," he added.

Mr. Ali is a resident of Irvington and the father of nine children. He is an active member of First Mt. Zion Church and plans to venture into the ministry.

**Bobby Jacobs, Sr.**, was selected Employee of the Month for October 1994.



Assigned to the Central Maintenance Division, Mr. Jacobs is a building maintenance worker who has worked as a backhoe operator for the past 16 years. He is responsible for excavating gas mains and electric and sewer lines on NHA properties in preparation for repairs to be made. Mr. Jacobs, along with his crew of 17 laborers, masons and mason helpers, also raises the drains and levels off the grounds at NHA's new construction sites and handles snow removal and night emergencies at NHA complexes. A resident of Irvington, NJ, he has seven grown children and 26 grandchildren. In his leisure, he enjoys working as a car mechanic and watching professional and college football.

**James Richardson (J.R.)**, the NHA's senior automotive mechanic, was named Employee of the Month for November 1994.



An NHA employee for 15 years, Mr. Richardson was formerly a mechanic before being promoted to his present position nearly five years ago. He is assigned to the Motor Pool Division where he repairs the NHA's entire vehicular fleet, as well as lawnmowers and heavy equipment. He opined that "having the skills to perform the job and maintaining a positive attitude," help him in the performance of his duties. A resident of East Orange, NJ, Mr. Richardson was born and raised in Henderson, North Carolina. He is single and the proud father of a four-year-old daughter, Shena. In his spare time, he works on improving his "170 bowling average," and watching professional and college sports.

**Gloria Moore**, coordinator of the NHA's Tenant Placement Unit, was designated Employee of the Month for December 1994.



Formerly a housing manager and a clerk typist, Ms. Moore supervises and trains the tenant placement staff and ensures the staff's compliance with the NHA's tenant placement policies. She also makes recommendations for improvement and serves as a liaison between the placement unit and housing managers.

A self-described "people person," she also conducts orientation for new tenants and maintains contact with contractors responsible for rehabilitating vacant units to determine apartment availability for new tenants or transfers. Ms. Moore said that although her job is very challenging, she enjoys dealing with the public and

likes helping people, especially seniors for whom she makes referrals to help them obtain the essentials to improve their quality of life. A Newark resident, she has two children. Her interests include bowling, softball, cooking, sewing and reading fiction.

**Jeffrey Dodson**,



senior community service worker, was selected Employee of the Month for December 1994. A typical work day for Mr. Dodson, who is assigned to the Tenant Placement Unit, involves placing new tenants at Stella Wright Homes and orienting them to their new residence. This task encompasses coordinating his efforts with the housing manager, processing a myriad of forms and preparing reports to ensure that appliances have been ordered and the entire rent-up process flows smoothly. Mr. Dodson reflected that his job does not necessarily end once placement has been completed. "Some clients who have become residents still call to ask for assistance, and I gladly help whenever I can." He and his wife have a three-year-old daughter. They live in the city's North Ward. An avid sports fan, Mr. Dodson devotes his spare time to organizing youth projects as part of his membership in Alpha Phi Alpha.

**Nelson "Burchie"**



**Nieves** was chosen the NHA's Employee of the Month for December 1994. Mr. Nieves has found his niche as a senior community service worker in the tenant placement unit. In his position, he wears many hats and chief among them is that of "mediator." For instance, "I try to make our clients comfortable and quiet their fears during the placement process. Frequently that

## EMPLOYEES OF THE MONTH

means going one step beyond what is expected of me and providing more explanation, particularly for clients who are not English literate and don't fully understand the placement process." Mr. Nieves, who places new tenants at Stella Wright Homes, also said that he stresses self-empowerment when he interacts with new tenants. "I emphasize that they must share responsibility for improving their lives and I encourage them to get involved in that process. As vice president of the Puerto Rican Statewide Parade of New Jersey, Mr. Nieves promotes and coordinates community festivals and fundraisers. A resident of the city's North Ward, he is single and the father of a 12 year-old daughter.

**Eleanor Stuckey,**

of the NHA's Tenant Placement Unit, was selected Employee of the Month for December 1994. As a senior community service worker, Ms. Stuckey's duties include placing new tenants in unoccupied apartment units and performing the numerous follow-up tasks associated with the placement process.

She said that her love of helping people simply giving her time and attention to those in need — makes her job all the easier. "I am a hardworking person and I don't quit until the job is completed." She added, "I feel gratified when I see the happiness on the face of a new tenant who goes into an apartment for the first time."

Ms. Stuckey is an enthusiastic and committed member of the NHA Voices of Hope Mass Choir. She also enjoys visiting seniors who have been placed in NHA complexes under her direction. She and her husband have four grown children and one grandchild. They live in Newark's South Ward.

**Sherry Melvin,**

senior community service worker, was named Employee of the Month for December 1994. Ms. Melvin works in the tenant placement unit and assigns families from the NHA's waiting list as well as residents who require transfers to the NHA's townhouse units, including newly-constructed and existing townhouse units. Presently, she is focusing on relocating residents from Hayes and Scudder Homes to the townhouse units.

As part of her job, she conducts orientation for, and liaisons with other NHA departments to complete background checks on, families scheduled to move into new units. "I'm a team player, said Ms. Melvin. "I am not afraid of hard work and I take a lot of pride in what I do." She added, "I get a lot of enjoyment from my job when I can help someone who really needs help." Ms. Melvin is a jazz buff and attends jazz concerts in her spare time. She is single and has a six-year-old son.

**Evan Lee,** a systems

analyst who works in the Assistant Executive Director's Office, was designated Employee of the Month for January 1995. Mr. Lee helps to determine the software and hardware business needs for the NHA, designs software applications for use in various NHA departments, performs quality assurance tests on the software and implements mission critical applications in the areas of rent collection, human resources, finance and work order systems, among others.

Mr. Lee said that his attention to detail and professionalism help him to meet the vigorous demands of his job.



He added that it is a challenge to create a complete software package from the inception to the finished product because it requires a myriad of complex tasks. He feels a great sense of accomplishment, though, when he designs a system and gets positive feedback from employees who use it to perform their work. He and his wife live in North Middletown, NJ. In his spare time, he enjoys flying helicopters and driving cars using a remote device. He also shoots video for weddings and is a video jock for special events.

**Robert Zhang** was

chosen Employee of the Month for January 1995. A systems analyst, Mr. Zhang is assigned to the Assistant Executive Directors Office where he is the team leader responsible for designing software programs to increase the efficiency of NHA departments. He also maintains the NHA's software and computer network, provides technical assistance to employees and distributes work assignments to his colleagues.

To handle the diverse problems and challenges presented by his job, Mr. Zhang said that he relies on his knowledge of computers and takes a lot of pride in his work. "It also helps to be a logical thinker since computer programming is based primarily on logic," he said.

Paradoxically, what Mr. Zhang finds most demanding about his job also gives him satisfaction. "I enjoy figuring out the cause of a technical problem and using my skills to solve it," he said. A resident of Metuchen, NJ, he and his wife recently celebrated the arrival of their son, Matthew. When he isn't working, Mr. Zhang's interests include bridge and science.



# EMPLOYEES OF THE MONTH

**Calvin J. Chambers,** was selected Employee of the Month for February 1995. A NHA employee for nearly 20 years, Mr. Chambers serves



as a maintenance supervisor for the Department of Housing Management. In addition to serving as a superintendent at Felix Fuld Homes, Inc., along with a team of 15 employees, is responsible for emergency snow removal at the NHA's central office and elderly buildings and the installation of fences and cleanup of the 80 vacant lots and buildings owned by the NHA.

Mr. Chambers also ensures that the NHA's vacant apartment units are thoroughly cleaned in preparation for occupancy by tenants. He said that the impetus for him to do a good job is his "caring attitude" toward people. This fact was borne out this past Christmas when Mr. Chambers bought gifts for eight children residing in Stella Wright Homes as part of the NHA's annual Adopt A Child Program.

Mr. Chambers has five children. He and his wife live in Lakewood, NJ. In his leisure, He devotes his time to helping those less fortunate.

**Joyce Joseph,** a NHA employee for three years, was selected Employee of the Month for March 1995. Currently a building maintenance worker assigned to the Central Maintenance Division, Ms. Joseph greets NHA visitors, logs in the NHA's night crew once they report to work and relays callers' messages regarding maintenance complaints and/or emergencies at NHA complexes to Central



Maintenance. She also answers incoming telephone calls and directs the callers and/or visitors to the appropriate person(s), ensures the delivery of packages and aids and assists NHA employees who request various maintenance items.

"My job requires that I communicate with people," said Ms. Joseph, who acknowledged that one of the most important parts of her role is greeting people. I find my job rewarding because I can assist people and give them direction."

Ms. Joseph and her husband live in East Orange, NJ. She enjoys playing tennis, listening to music, sewing and watching movies.

**Hasaan Ali,** a building maintenance worker, was named Employee of the Month for March 1995. Mr. Ali has worked for the NHA for nearly three years, and is assigned to the Motor Pool Division where he utilizes his skilled training in diesel engines and drive train repair to perform diverse duties for the NHA.



Chief among them are serving as a driver for NHA tours, making deliveries at NHA complexes and central office, working with vendors, assisting the mechanics with minor repairs and handling varied office duties.

Mr. Ali said that he especially enjoys the variety of tasks associated with his position. He added that he counterbalances the "daily challenges of dealing with lot of different personalities and trying to keep everyone satisfied" by having a lot of patience and treating people fairly. A resident of Hillsdale, NJ, Mr. Ali is a single and has a eight year-old daughter. His interests include listening to music, roller skating and racing cars.

**Joseph E. Byrd,** chief housing inspector was selected Employee of the Month for April 1995. A NHA employee for 30 years, Mr. Byrd began his tenure at the NHA as a laborer and has held several positions before advancing to chief housing inspector.



Assigned to the Tenant Selection/Section 8 Division, Mr. Byrd is responsible for conducting approximately 1,200 annual inspections of apartments in private homes for occupancy by Section 8 applicants to ensure that the units meet federal housing standards. In addition to advising managers and owners on how to correct deficiencies in their apartments, he also participates in client orientations and supervises a housing inspector.

A former Newark special police officer and constable for Essex County, Mr. Byrd said, "All the experience I have gained, combined with the fact that I once lived in public housing, has prepared me for the rigors of my job." In recognition of his exemplary service, Mr. Byrd has received several certificates and letters of commendation from the NHA as well as tenant presidents and an area property management company. Born and raised in Newark, Mr. Byrd enjoys action films, reading, traveling, latin dancing and meeting and talking with people.

**Leah Jackson,** coordinator of the NHA's Family Self-Sufficiency Program (FSS), was designated Employee of the Month for May 1995. During her three-year tenure with the NHA, Ms. Jackson has helped develop and implement the FSS Program, an



## EMPLOYEES OF THE MONTH

initiative of the U.S. Department of Housing & Urban Development that provides a framework to enable local public housing agencies help Section 8 participants achieve a better standard of living.

In addition to recruiting Section 8 clients and familiarizing them with the program, Ms. Jackson has developed both the administrative and programmatic components of the program. As a first step, she secured supportive services from area agencies, established formal agreements between the participating agencies and the NHA, developed program incentives to recruit and increase client participation and prepared grant proposals to subsidize program operations.

She also writes action plans to chart the direction of the program, supervises the program's staff and has helped develop a computer database for the program to monitor participants' progress.

Born and raised in Newark, Ms. Jackson received a degree in business administration and management from Clark Atlanta University. In her spare time, she enjoys travelling and working at her store, Naturally Yours Bath & Body Shoppe, located in downtown Newark.

**Theresa M. Walker,** the NHAs case manager for the Family Self-Sufficiency Program (FSS) was selected Employee of the Month for May 1995.



Ms. Walker coordinates services for Section 8 clients who participate in the FSS Program which seeks to empower them and improve their quality of life.

A typical day finds Ms. Walker counseling and listening to the concerns of the clients, conducting an assessment of each client family, helping them to prepare for and complete job training or achieve educational goals and making referrals to other agencies to ensure that they obtain the necessary support services.

"I primarily serve as a support system for the clients," said Ms. Walker. "One of the most difficult aspects of the job involves helping clients to break a cycle of destructive behavior and combating negative opinions among others who think that I am too young to help them." Ms. Walker graduated from Montclair State University with a bachelor of arts degree in psychology. She remains active in her sorority, Delta Sigma Theta, Inc., North Jersey Alumni Chapter, and also enjoys reading mystery novels in her leisure.

**Catherine E. Todd,** senior community relations specialist was selected Employee of the Month for June 1995. Ms. Todd is assigned to the Scudder Homes and scattered townhouse sites where she coordinates activities to improve the qual-



ty of life for residents. A major part of her time is devoted to acclimating and preparing residents who live at Scudder Homes family complex for their relocation to the Newark Housing Authority's (NHA) new townhouses and new responsibilities as well as the NHAs expectations.

As part of this effort, Ms. Todd developed an orientation handbook for residents who will be transferred to the townhouses, constantly monitors and speaks with them concerning any problems they may have and makes referrals to the appropriate agency to help them secure assistance. "My goal is to make sure that the townhouse concept works for the NHA and that upward mobility for residents is achieved," she said.

As a resident of public housing in Jersey City, Ms. Todd's membership in several community organizations has given her an appreciation for what can be accomplished when residents work collectively. She explained that she enjoys her job, especially when residents work together to create a sense of community. A widow with two grown children, she is an avid churchgoer and sings in the church choir.

This newsletter published under the auspices of the  
Newark Housing Authority

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Editorial review by the residents and staff of the NEWARK HOUSING AUTHORITY

Executive Director HAROLD LUCAS, Executive Editor HAROLD LUCAS, Vice-Senior Editor YVONNE REYNOLDS  
Photo: SAM R. D. TEEN JOSEPH BYRD C. FORTWIG PHOTOGRAPHY HAROLD ROBINSON AMPS PARK

To contribute stories of interest, call 201-435-2112/12/2117 © Newark Housing Authority 1995



Several members of the dance troupe, along with local youth were among 15 performers who visited the Young Academy in Annapolis, Maryland where they talked with leaders to learn more about the Academy and trained and performed in the local and national parades. NHA employees who acted as chaperones for the troupe were Chris On, coordinator, Kendra, swimming, Valerie Cook and various interns.



At the award ceremony, NHA and Housing Award award were presented to the annual Public and Housing Performance Awards Ceremony for staying off the HUD Department of Housing and Urban Development. HUD recognized "best" of public housing districts for the second consecutive year. In attendance: Mr. Leland, NHA Commissioner Gloria L. Cartwright at the ceremony was in the national capital. Assistant Secretary Joseph Sweeney, HUD. The Assistant Secretary and other HUD officials commended Mr. Leland and the NHA for their efforts to improve living conditions for residents.



The parade was recently in Newark, New Jersey. NHA was represented in the African American Heritage Day Parade. More than 100 participants representing various communities left photo and the NHA Security Division, Honor Guard, right photo, parade in the recent



Oscar E. Miles and Newark Housing Authority Commissioner Ida Clark at the 1987 implosion of four 13-story buildings at Scudder Homes.





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## **Oscar E. Miles** **A Man Ahead Of His Time**

Oscar E. Miles was a man of strong character and sound integrity who demonstrated a keen understanding of the issues and promoted a vision for better living conditions in public housing.

Mr. Miles served as the tenant association president for Scudder Homes where he worked diligently on behalf of residents of all ages and for the improvement of living conditions in public housing. Significantly, he was an early proponent of demolishing high-rise projects and replacing them with low-rise, less dense units. Because of his stance on issues related to public housing, Mr. Miles was excoriated and both he and his family were subjected to severe harassment.

Throughout his adult life, Mr. Miles struggled to build a strong community and inspired others to work to secure safe and decent housing. While working at the Public Service Electric & Gas Company in Linden, New Jersey, Mr. Miles served as president of the Boy Scouts Council of Newark, director of the Scudder Homes Food Program, and as a board member of the Central Ward Little League and Soul -0- House Rehabilitation Center and the Morton Street School P.T.A. In 1976, his interests in politics and his leadership abilities earned him a district leader position and subsequently a bid to secure the Central Ward council seat.

In recognition of his outstanding civic efforts, Mr. Miles was honored by Mayor Sharpe James who declared September 11, 1987 Oscar E. Miles Day. He was also recognized by the Newark Housing Authority, the Tenants Association of America, the Newark Tenants Council, Inc., as well as the Scudder Homes Tenants Association.

A native of Durham, North Carolina, Mr. Miles was one of seven children. In addition to serving a stint in the U.S. Army and the New Jersey National Guard, he graduated from Essex County College and the Essie Mae School of Beauty Culture in Elizabeth, New Jersey. In the early 1960s, he married Carolyn Chisholm in Asbury Park, New Jersey, and they had two daughters, Stacie and Shawn, and a son, Oscar, Jr.

Throughout his life, Mr. Miles was a champion of those less fortunate and directed his energies toward helping them achieve an improved quality of life. His indomitable spirit and strong commitment to the causes he espoused is his enduring legacy to the city of Newark and individuals who have been inspired by his work.

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## NHA Begins Construction on 199 More Townhouses

Newark Housing Authority (NHA) Executive Director Harold Lucas declared that today's construction start ceremony of 199 new townhouses is emblematic of the new NHA and the extraordinary progress it is making in building new low-cost, quality housing in the city.

Speaking from the Scudder Homes site where 150 townhouse units will be constructed, Lucas said, "In 1987 four high-rise buildings were demolished at this site to allow for 101 townhouses. Unfortunately there were construction problems and the townhouses on the partially completed project had to be razed.

"Let me assure you, as we stand gathered here today, that such a situation will never again occur at the NHA, and let today's ceremony not only permanently put to rest any negative past perceptions, but be representative of the current achievements of the NHA.

"Like the Phoenix, a mythological Egyptian bird which consumed itself by fire and rose

renewed from its ashes, this new housing has risen from the ashes and we have a renewed spirit among our NHA residents, especially here at Scudder Homes," Lucas said.

The NHA executive director noted that this is the fourth major construction project by the NHA in the last 18 months, and the second in the past three weeks. The NHA celebrated the construction start of 194 townhouses in the West, North and Central Wards on April 6.

"We have 659 units of new housing under construction in what has to be record time and I feel comfortable in saying that our NHA new construction program is in the forefront among public housing authorities nationwide," Lucas added.

Lucas said that the Bellmead Newark Development Corporation of Roseland, N.J. is the designated developer building the 199 townhouse units in the Central and East Wards of the city. The architect is Gregory Comito & Associates of Newark.



NEWARK MAYOR SHARPE JAMES, center, Harold Lucas, left, Executive Director of the Newark Housing Authority, and Donald Norton, President of Bellemead/Newark Development Corporation of Roseland, N.J., hoist shovels of earth as part of the April 27 construction start ceremony of 150 new townhouses at the Scudder Homes site in the Central Ward.

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## Construction Start Ceremony



Newark Mayor Sharpe James (center) is flanked by Harold Lucas, Newark Housing Authority Executive Director, and NHA Board Chairperson, Gloria L. Cartwright, as Scudder Homes residents (L-R), Darnella Smith, Renee Griffin, Helen Golins and Ida Clark participate in the construction start ceremony of 150 new townhouses on the Scudder Homes site in the Central Ward.

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## 262 STARTING OVER Newark returns to '88 townhouse project

By BARRY CARTER

It was *deja vu* at a tract in Newark's Central Ward where public housing townhouse construction was initiated in 1988—a year after several high-rises were demolished with great fanfare—but this time housing officials vowed the project would be completed.

Construction began anew yesterday on townhouses at Scudder Homes, where dozens of under-construction units were destroyed in a heavy windstorm and went uncompleted as the project bogged down in legal action between the general contractor and the Newark Housing Authority.

At yesterday's ground-breaking ceremony for 150 units, NHA Executive Director Harold Lucas noted the failed project had led to sharp public criticism of the agency.

"Let me assure you, as we stand gathered here today, that such a situation will never again occur at the NHA, and let today's ceremony not only permanently put to rest any negative past perceptions, but be representative of the current achievements of the NHA," Lucas said.

In 1987 and 1988, the housing authority demolished 809 vacant high-rise apartments at Scudder and contracted for the construction of 191 townhouses by City Construction of Jersey City.

After the windstorm knocked down the uncompleted units during long-delayed construction, the NHA halted the project and charged City Construction with default of contract, alleging that the work was shoddy and behind schedule.

The current \$30.2 million project is scheduled for com-

pletion in the summer of 1995. As part of the project, an additional 40 units are to be built in the East Ward.

Yesterday's construction start was the fourth in 18 months for the housing authority. Two weeks ago, ground was broken for 194 townhouse units in the North and West wards.

"Can you believe it?" asked Gloria Cartwright, chairwoman of the housing authority board. "The housing authority continues to make unbelievable strides."

Public housing residents at the ceremony were hopeful the Scudder townhouse construction would go as planned this time.

Lorraine Williams, a resident of the complex, said she is to lease one of the units when they are completed.

"I've been here for 21 years, and its time for change," she said.

Ida Clark, a resident of Scudder Homes Elderly and a former NHA commissioner, said she was happy to see the construction restart. She was a board member during the early stages of the failed project.

"It seems we are beginning to realize our dreams," Clark said. "We're in a new day, with a new administration, and better days are coming, and I thank God for it."

Newark Mayor Sharpe James praised Lucas for getting public housing built throughout the city and stated the townhouses will add to the revitalization of the Central Ward.

Central Ward Councilman George Branch called his district the fastest growing section of the city. He added "there is more on the drawing board for this ward."

Construction of the townhouses are required under a



Ground is broken for townhouses as the remaining Scudder Homes high-rises loom in the background

federal court agreement mandating the housing authority build 1,777 units to replace apartments destroyed under a high-rise demolition program in the late 1980s.

The agreement was reached following a 1989 lawsuit by the Newark Coalition for Low Income Housing that prevented the authority from demolishing additional high-rises until replacement units were built.

Stephen Finn, executive director of the coalition, said,

"The coalition's vigilance in enforcing the settlement agreement has led to construction of new housing on the site which for several years has marked the past failures of the NHA to build housing in a quality and competent manner." Finn said.

"The coalition will use all its resources to monitor the NHA's construction program to ensure that the mistakes of the past are not repeated," he added.



HOUSING AUTHORITY OF THE CITY OF NEWARK

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